

# \$609,900 - 137 Dawson Wharf View, Chestermere

MLS® #A2219658

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,605 sqft

Residential on 0.08 Acres

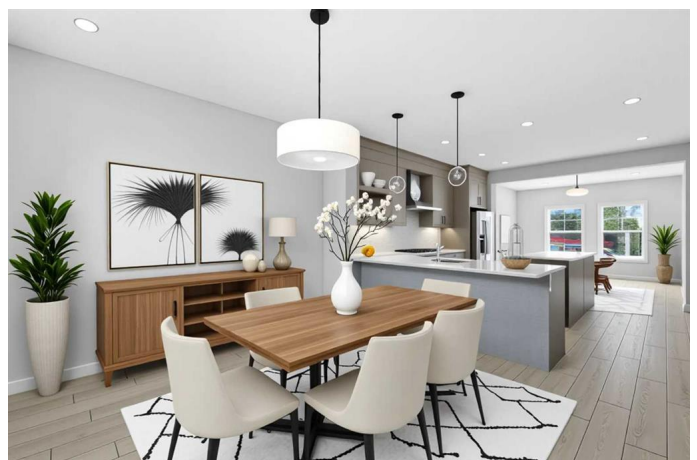
Dawson's Landing, Chestermere, Alberta

Step into the perfect blend of luxury, comfort, and convenience with this meticulously crafted 3-bedroom, 2.5-bathroom home by TRUMAN—one of Alberta's most trusted builders. Located in the sought-after community of Dawson Landing, just minutes from Calgary, this home offers the serenity of small-town living without sacrificing big-city amenities.

From the moment you walk through the door, you'll be captivated by the open-concept design, soaring 9' ceilings, and abundance of natural light. The chef-inspired kitchen is a true showstopper, featuring full-height soft-close cabinetry, gleaming quartz countertops, a spacious eating bar, premium stainless steel appliances, upgraded gas stove, and a walk-in pantry—all designed to make entertaining effortless.

The main floor boasts luxury vinyl plank flooring, a stylish 2-piece bathroom, a practical mudroom, and a separate side entrance—ideal for future basement development or private suite potential (subject to approval and permitting by the city/municipality).

Upstairs, unwind in the elegant primary retreat complete with a tray ceiling, walk-in closet, and a sleek 3-piece ensuite. A central bonus room offers versatile space for a home office, media lounge, or play area, while two additional



bedrooms, a full bath, and an upper-level laundry room provide everything your family needs.

The unfinished basement with its own private entrance opens up endless possibilities—whether you're envisioning a home gym, income-generating suite, or personal rec room, with 3 windows you can easily fit 2 extra beds and a full bath.

Set in a peaceful lakeside community surrounded by parks, schools, and shopping, Dawson Landing delivers the lifestyle you've been looking for. Enjoy year-round outdoor activities, a welcoming neighborhood atmosphere, and seamless access to Calgary's major routes. 20x20 Garage will be built this Summer by TRUMAN. Yard will have material added and graded with SOD/grass installed in front yard.

Don't miss your chance to own a brand-new home in one of Chestermere's most exciting communities—schedule your private showing today and discover the value and lifestyle Dawson Landing has to offer!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219658    |
| Price          | \$609,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,605       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 137 Dawson Wharf View |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2W1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in                                                               |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Exterior Entry, Full                                                            |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                 |
| Lot Description   | Back Lane, Front Yard, Interior Lot, Lake, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 5             |
| Zoning         | RG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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